

WHEREAS, The above bounden Bartholomew Bennett, has this day agreed to sell to the said Fred Froeschle the following described tract of land, situate, lying and being in the County of Skamania, State of Washington to-wit:

Ten (10) acres in the northwest part of Tax Lot No. Thirteen (13) adjoining Charles Froeschels Ten (10) acres in Sec. Three (3) Twp. (1) Range Five (5) E.W.M. all being north of State Road, on condition that the said Fred Froeschel shall pay or cause to ^{be paid} to the said Bartholomew Bennett the sum of One Thousand (\$1000.00) Dollars in the manner following, to-wit:

Fifty Dollars (\$50.00) to be paid down, One Hundred Dollars (\$100.00) each year for the next nine years, and fifty Dollars the tenth year, the payment each year being due on the 24th day of March.

NOW THE CONDITION OF THIS OBLIGATION is such that if the said Fred Froeschle shall pay said sums of money and shall in the meantime pay all the taxes on the said land, and the said Bartholomew Bennett shall on the completion of said payment, make, execute and deliver, or cause to be made, executed and delivered a good and sufficient (warranty) deed, with the usual covenants, to the said Fred Froeschle, for said tract of land, then this obligation to be void, otherwise to remain in full force and effect.

And it is expressly agreed by and between said parties that time is the essence of this contract, and that in the event of the non-payment of said sum of money or any part thereof, promptly at the time herein limited, that then the said Bartholomew Bennett is absolutely discharged at law and in equity from any and all liability to make and execute such deed, and may treat the said Fred Froeschle as a tenant holding over after the termination or contrary to the terms of his lease, or, if he prefer to do so may enforce the payment of said sums of money.

His
Bartholomew /Bennett (seal)
mark
Fred Froeschle (seal)

Signed, Sealed and delivered in the presence of

E.H. Prindle,

Robt. C. Prindle

STATE OF WASHINGTON.)
County of Skamania, } ss.

I, E.H. Prindle, a Notary Public in and for said County and State, do hereby certify that on this 24th day of March A.D. 1917, personally appeared before me Bartholomew Bennett and Fred Froeschle to me known to be the individuals described in and who executed the within instrument, and acknowledged that they signed and sealed the same as their free and voluntary act and deed, for the uses and purposes therein mentioned.

IN WITNESS WHEREOF, I have hereunto set my hand and affixed my official seal, the day and year in this certificate above written.

(Notarial seal)

E.H. Prindle,
Notary Public, residing at Prindle, Wn.
Com. Exp. Jan. 6, 1918.

✓ Filed for record by Fred Froeschle, March 26th, 1917 at 10: A.M.

Chas. H. Nellor
County Auditor.